

RSDA Kick-Off Briefing Agenda Sydney South Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-113 - Canterbury- Bankstown - DA-362/2022 - 55 Macdonald Street, Lakemba - Demolition of existing structures and construction of a two-storey classroom building and use as an educational establishment, with student and staff amenities, pathway connection to the adjacent school property, increase in student numbers, associated signage and landscape works.
APPLICANT / OWNER	Crawford Architects/Rissalah College Limited
APPLICATION TYPE	Private infrastructure and community facilities > \$5M
REGIONALLY SIGNIFICANT CRITERIA	Clause 5(b) Schedule 6 of the SEPP (Planning Systems) 2021: Private infrastructure and community facilities > \$5M
KEY SEPP/LEP	SEPP (Planning Systems) 2021, SEPP (Resilience & Hazards) 2021, SEPP (Transport and Infrastructure) 2021, SEPP (Housing) 2021, Canterbury LEP 2012
CIV	\$6,730,146.00 (excluding GST)
BRIEFING DATE	21 June 2022

ATTENDEES

APPLICANT	Tony Gray (Architect/Applicant), Kristy Hodgkinson (Planning Consultant), School Principal (Rissalah College) Yeliz Yilmaz, Governance Officer (Rissalah College) Ayeshah Klink
PANEL	Helen Lochhead (Chair) and Heather Warton
APOLOGIES	Stuart McDonald
COUNCIL OFFICER	George Gouvatsos, Christine Sison and Bob Steedman
PLANNING PANELS SECRETARIAT	Sharon Edwards, Carolyn Hunt

- Introduction
- Applicant introduction of proposal
 - Demolition of existing RFB and replacement with new school building
 - R4 zoning allows educational establishment
 - New 2 level building for 300 students replaces a 3 level RFB located between other RFBs
 - Future connection from new school building to existing campus. Currently 1000 student campus (Kindergarten to Year 12) looking to grow to 1500 students

- Current access from Hampden Road. Proposed access from McDonald Street
- Increased footprint
- Setback: 2.5 m average setback from side boundaries
- Height: 8.5m (7.2m height limit)
- FSR: 0.82:1 (Council's calculations)
- Sloping site (3m slope from front to back) with accessibility issues
- Trees to be removed including street tree
- Steel frame, lightweight construction
 - Airconditioned classrooms

KEY ISSUES IDENTIFIED FOR CONSIDERATION AND COUNCIL ASSESSMENT

- Current approved and existing school population TBC
- Site access: traffic, drop-off, and parking
- Onsite access: sloping site access needs to ensure and demonstrate compliance with DDA requirements
- FSR: 0.82:1 exceeds FSR max of 0.75:1: need to consider whole of school site FSR
- Height relative to RLs (natural ground) and DCP height plane to be confirmed
- Bulk, scale, and setbacks: impacts of building on neighbours
 - Building length (57m) potential for building breaks to reduce bulk
 - Setbacks are minimal: 1.9m north boundary and 2.5m south boundary (RFBs setback min 4m)
 - Noise impacts and mitigation
 - Overshadowing of neighbouring site - eye of the sun diagrams recommended to demonstrate solar access to living areas of adjoining RFB
 - Privacy and overlooking impacts
 - Traffic and street parking impacts
- Environmental performance
 - Sun shading
 - Thermal comfort
 - Energy conservation
- Relationship to context:
 - Architectural expression
 - Materials and finishes
 - Front fences
 - Landscape details
 - Signage
- Loss of affordable housing
- Public exhibition is being undertaken.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Sydney South Planning Panel and therefore future comment will not be limited to the detail contained within.

REFERRALS REQUIRED

- Internal and External referrals to be undertaken

RFI SUBMISSION DATE - Council is to advise the Planning Panels Secretariat within 7 days for the RFI being issued.

TENTATIVE PANEL BRIEFING DATE: 06/09/22

TENTATIVE PANEL DETERMINATION DATE: 17/01/23